105.0	0004	0003.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	770,800 /	770,800
					USE VALUE:	770,800 /	770,800
					ASSESSED:	770,800 /	770,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		OLD COLONY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BASS HEATHER F & JOHN L/	
Owner 2:	LIFE ESTATE	
Owner 3:		
Street 1:	15 OLD COLONY RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	BASS HEATHER F & JOHN L -
Owner 2:	-
Street 1:	15 OLD COLONY RD
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

Cntry:

NARRATIVE DESCRIPTION

This parcel contains .207 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1954, having primarily Vinyl Exterior and 2422 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9035.000	286,500	600	483,700	770,800
Total Card	0.207	286,500	600	483,700	770,800
Total Parcel	0.207	286,500	600	483,700	770,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 318.22 | /Parcel: 318.22

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 67572

GIS Ref

GIS Ref

Insp Date 09/27/18

!8335!

PREVIOUS ASSESSMENT

Parcel ID: 105.0-0004-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	286,500	600	9,035.	483,700	770,800		Year end	12/23/2021
2021	101	FV	276,100	600	9,035.	483,700	760,400		Year End Roll	12/10/2020
2020	101	FV	276,100	600	9,035.	483,700	760,400	760,400	Year End Roll	12/18/2019
2019	101	FV	231,200	600	9,035.	483,700	715,500	715,500	Year End Roll	1/3/2019
2018	101	FV	231,200	600	9,035.	414,600	646,400	646,400	Year End Roll	12/20/2017
2017	101	FV	231,200	600	9,035.	387,000	618,800	618,800	Year End Roll	1/3/2017
2016	101	FV	231,200	600	9,035.	331,700	563,500	563,500	Year End	1/4/2016
2015	101	FV	230,100	600	9,035.	297,200	527,900	527,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:09:11

LAST REV

Date	Time
10/09/18	10:17:46

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 8335

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BASS HEATHER F	1486-43		2/29/2016	Convenience	99	No	No		Both ways 66866:284
	21146-534		5/1/1991		1	No	No		A

USER DEFINED

Prior Id # 1:	67572
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/30/2002	907	Siding	15,000					

ACTIVITY INFORMATION

Date	Result	By	Name
9/27/2018	MEAS&NOTICE	CC	Chris C
4/14/2009	Inspected	163	PATRIOT
2/6/2003	External Ins	PM	Peter M
4/13/2000	Inspected	276	PATRIOT
10/26/1999	Measured	263	PATRIOT
7/27/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9035		Sq. Ft.	Site		0	70.	0.76	4									483,736						483,700	

Total AC/HA:	0.20742	Total SF/SM:	9035	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	483,736	Spl Credit		Total:	483,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Poor

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	134.987
Other Features:	90000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	389276
Depreciation:	102769
Depreciated Total:	286507

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

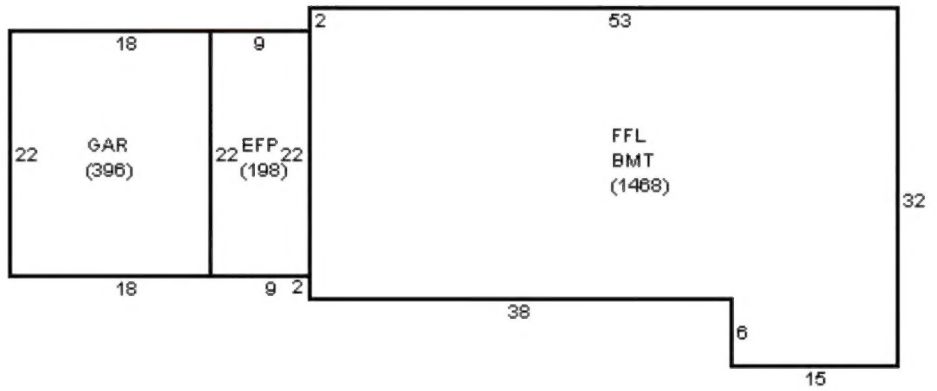
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	134.99
Special Features:	0	Val/Su Net:	81.16
Final Total:	286500	Val/Su SzAd	195.16

SKETCH



9

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,468	57.610	84,565
FFL	First Floor	1,468	134.990	198,160
GAR	Garage	396	21.310	8,439
EFP	Enclos Porch	198	40.970	8,112

Net Sketched Area:	3,530	Total:	299,276
Size Ad	1468	Gross Area	3530	FinArea	2422
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	65	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

105.0-0004-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X16	A	AV	1980	4.20	T	31.2	101			600			600

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600